

Depth/Size (ft):	0	Bedrooms:	4	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	4	Age:	2
Lot Area:		Full Baths:	3	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,975.52
Rear Yard Exp:	South	Maint. Fee:	328.01	For Tax Year:	2023
View:	Yes			P.I.D.:	031-832-202

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	58 - Total Units in Strata: 58
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Carpet	Fixtures Rmvd:	No

View:	Yes : River View from Master Bedroom
Mgmt. Company:	Tribe Management - 604-635-5000
Complex / Subdiv:	Ballantree North
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 14, PLAN EPS8881, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, PHASE 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm
Bylaw Restrict:	No Restrictions, Pets Allowed
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 18'1	Above	Bedroom	10'7 x 9'1
Main	Dining Room	12'2 x 12'7	Below	Bedroom	13'1 x 11'6
Main	Kitchen	13'3 x 9'7	Below	Walk-In Closet	4'8 x 5'1
Main	Office	7'11 x 7'0	Main	Foyer	6'8 x 5'1
Above	Primary Bedroom	12'8 x 12'2			
Above	Walk-In Closet	5'8 x 7'2			
Above	Bedroom	9'9 x 9'2			

Finished Floor (Main):	833 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	823 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	399 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	2,055 sqft	Basement:	Fully Finished	Below	3	Yes
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,055 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Luxury living redefined in this 4-bedroom, 4-bathroom exceptional townhome, masterfully crafted by Polygon. Nestled atop Burke Mountain, this contemporary residence offers a seamless blend of urban convenience and the tranquility of country living. Spend your weekends exploring traversing atop breathtaking vistas, or easily commute downtown via the nearby Skytrain or Westcoast Express stations, both just 5km away. Embrace the idyllic country lifestyle within your private main floor walk-out, south-facing yard, overlooking a majestic old-growth forest, while still enjoying access to the nearby amenities of city living, including Douglas College, Coquitlam Centre Mall, and a top-tier recreation center.